

00559390/ r1



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

HSBC BANK USA, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR OPTION  
ONE MORTGAGE LOAN TRUST 2007-HL1,  
ASSET-BACKED CERTIFICATES, SERIES  
2007-HL1

vs.

ANTONIO FLIGHT; KIM FLIGHT; THE  
BENSON CONDOMINIUM OWNERS  
ASSOCIATION; PORTFOLIO RECOVERY  
ASSOCIATES LLC; AND PERSONS OR  
PARTIES UNKNOWN CLAIMING ANY  
RIGHT, TITLE, LIEN, OR INTEREST IN  
THE PROPERTY DESCRIBED IN THE  
COMPLAINT HEREIN

SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF  
SALE OF REAL PROPERTY

CAUSE # 16-2-21015-5 KNT

JUDGMENT RENDERED ON 5/4/2017  
ORDER OF SALE ISSUED: 6/27/2017  
DATE OF LEVY: 7/28/2017

TO: ANTONIO FLIGHT; KIM FLIGHT, JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF  
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)  
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED  
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**1425 S PUGET DR #E6, RENTON, WA 98055**

UNIT E-6, THE BENSON, A CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN  
VOLUME 14 OF CONDOMINIUMS, PAGE(S) 41 THROUGH 48, INCLUSIVE; CONDOMINIUM  
DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711040936 AND  
AMENDMENTS THERETO, IN KING COUNTY, WASHINGTON; TOGETHER WITH PARKING  
SPACE(S) 141 (LIMITED COMMON ELEMENTS); EXCEPT WEST 8 FEET OF COMMON AREA  
TAKEN FOR BENSON ROAD BY KING COUNTY SUPERIOR COURT CASE NUMBER 81-2-10994-  
2; AND EXCEPT PORTION OF COMMON AREA TAKEN FOR ROCKERY BY KING COUNTY  
SUPERIOR COURT CASE NUMBER 91-2-22272-9. TAX PARCEL NO. 073780-0810-03

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM  
DATE: SEPTEMBER 15, 2017  
PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT  
OF **\$164,470.68** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR  
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

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King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

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THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☒ 2. **A redemption period of eight months which will expire at 4:30 p.m. on MAY 15, 2018.**
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on .

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

**IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON MAY 15, 2018, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.**

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
206-263-2600

ATTORNEY:  
ROBINSON TAIT, P.S.  
901 FIFTH AVENUE  
SUITE 400  
SEATTLE, WA 98164  
(206) 676-9640